

PB# 04-25

**Mid-Hudson Holding
(Sub.)**

37-1-44.2

TOWN OF NEW WINDSOR
PLANNING BOARD

APPROVED COPY

DATE: Withdrawn 7-11-06

To The Town of New Windsor Planning Board,

12/1/05

I was the owner of a property TONewWindsor 37-1-44.2 and was in the process of subdividing it into 2 lots. I never completed the subdivision and subsequently sold the property on 10/7/05 to N+C Land Corp. The Project # was 04-25. I am requesting that any escrow monies be returned to me and N+C Land Corp be assigned my right to complete the subdivision.

4615

Sincerely,

- Steven Muchabki

president: Mid-Hudson II Holding Co

(914)805-7696

P.O. Box 298

New Paltz, NY. 12561

Bloom & Bloom, P.C.
ATTORNEYS AND COUNSELORS AT LAW

DANIEL J. BLOOM
PETER E. BLOOM
KEVIN D. BLOOM*
*ALSO ADMITTED IN FLORIDA

530 BLOOMING GROVE TURNPIKE
(AT THE PROFESSIONAL CIRCLE)
P.O. BOX 4323
NEW WINDSOR, NEW YORK 12553
TELEPHONE (845) 561-6920
FAX: (845) 561-0978
E-MAIL: BLOOMBLOOM@hvc.rr.com

December 5, 2005

Planning Board of the Town of Cornwall
Town Hall
183 Main Street
Cornwall, NY 12518

Planning Board of the Town of New Windsor
Town Hall
555 Union Avenue
New Windsor, NY 12553

RE: N&C LAND CORP

Premises: Town of Cornwall

Tax Map Reference: Section 9 Block 1 Lot 45

Town of New Windsor Tax Map Reference: Section 37 Block 1 Lot 44.2

Our File No: RE-891

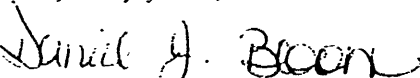
Dear Sirs:

At the request of Michael C. Bartolotti, Esq., attorney for Sloop Hill Associates, LLC, I write on behalf of my client, N&C Land Corp (successor in interest to MidHudson II Holding Co, Inc.) to confirm that it hereby withdraws all of its applications to the Planning Boards of both of your municipalities relative to the subject premises.

If you need any additional information or confirmation in this regard, please do not hesitate to contact me.

Thank you.

Very truly yours,


DANIEL J. BLOOM
DJB/jq

SIGNED IN ABSENCE OF
WRITER TO AVOID DELAY

Something from



STATE OF NEW YORK
DEPARTMENT OF TRANSPORTATION
112 DICKSON STREET
NEWBURGH, NY 12550-5324
(845) 562-8368

ROBERT A. DENNISON, III, P. E.
REGIONAL DIRECTOR

JOSEPH H. BOARDMAN
COMMISSIONER

December 31, 2004

Steven Michalski
Mid Hudson II Holding Co., Inc.
P. O. Box 298
New Paltz, NY 12561

**RE: Lands of Mid Hudson II Holding Co., Inc.
Proposed Residential Access for Subdivision
Lot #2, West Side of Route 9W, SH #8537
Town of New Windsor, Orange County**

Dear Mr. Michalski:

I am writing this letter to confirm our discussion during the site visit to your property referenced above. The Department appreciates your concern in properly accessing this property at the time of future development. Owners, of properties abutting highways that service high speed high volume traffic, are usually encouraged to access their land via controlled accesses, such as signalized local routes. This is because uncontrolled access can increase accidents, disrupt traffic flow, and have other adverse impacts on the highway.

After reviewing the preliminary plan you submitted, it is evident that your property does not abut Forge Hill Road, which is the nearest controlled access onto Route 9W. Nor does it abut any other local routes. The section of Route 9W that abuts your property is a 55-mph speed limit and transition zone for the divided highway. Therefore, we will allow only rights in and rights out of this property onto State Route 9W.

Upon receiving Town of New Windsor Planning Board approval for your project, you will be required to submit detailed plans, reflecting current NYSDOT standards, along with application forms and fees to obtain a Highway Work Permit for this access. Please note that no work shall be performed within NYS right-of-way until a Highway Work Permit has been issued by the Department.

If you have any questions, please call me at the phone number above. Thank you.

Sincerely,

A handwritten signature in cursive script, reading "Siby Mary Zachariah-Carbone".

Siby Mary Zachariah-Carbone
Permit Engineer, Orange County East

cc: Kenneth Dodge, R.E., Res. 8-4
Glenn Boucher, R-8 Permits
Mark J. Edsall, P.E., P.P., Town of New Windsor Planning Board Engineer
file

AGENT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

Steven Michalski, deposes and says that he resides
(OWNER)

at 44 Rocky Hill Rd New Paltz Ny in the County of Ulster
(OWNER'S ADDRESS)

and State of New York and that he is the owner of property tax map

(Sec. 37 Block 1 Lot 44.2)
designation number (Sec. _____ Block _____ Lot _____) which is the premises described in
the foregoing application and that he designates:

Jay Myrow or
Jim Dillin Scotchtown Ave Goshen, N.Y.
(Agent Name & Address)

(Name & Address of Professional Representative of Owner and/or Agent)

as his agent to make the attached application.

**THIS DESIGNATION SHALL BE EFFECTIVE UNTIL WITHDRAWN BY THE OWNER OR
UNTIL TWO (2) YEARS FROM THE DATE AGREED TO, WHICHEVER IS SOONER.**

SWORN BEFORE ME THIS:

****** Steven Michalski
Owner's Signature (MUST BE NOTARIZED)

1st DAY OF September 2004

DEBORAH GREEN
Notary Public, State of New York
Qualified in Orange County
4984065
Commission Expires July 15, 2007

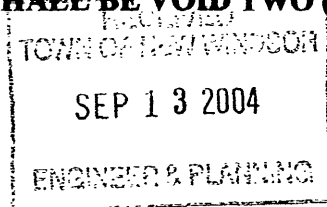
Deborah Green
NOTARY PUBLIC

Agent's Signature (If Applicable)

Professional Representative's Signature

**** PLEASE NOTE: ONLY OWNER'S SIGNATURE MUST BE NOTARIZED.**

THIS PROXY SHALL BE VOID TWO (2) YEARS AFTER AGREED TO BY THE OWNER



04-25

PROJECT I.D. NUMBER

617.21

SEQR

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR <u>Mid-Hudson II Holding Co. Inc.</u>	2. PROJECT NAME <u>RAW ~ 2 lot Subdivision</u>
3. PROJECT LOCATION: Municipality <u>New Windsor</u> County <u>Orange</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>east + west side of Rt 9W near Old Forge Hill Rd.</u>	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <u>a (2) lot subdivision of approx 18.5A that is naturally subdivided by Rt 9W</u>	
7. AMOUNT OF LAND AFFECTED: Initially <u>approx 18.5</u> acres Ultimately _____ acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>Mid-Hudson II Holding Co. Inc.</u> Date: <u>12/5/03</u>	
Signature: <u>Steven Michalski</u>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

SEP 13 2004

OVER

1

ENGINEER & PLANNING

04-25

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF.
☐ Yes ☐ No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.
☐ Yes ☐ No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

No

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

No

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

No

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

No

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly.

None

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly.

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly.

None

D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?
☐ Yes ☒ No If Yes, explain briefly

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

☐ Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

SEP 13 2004

Date

ATTACHMENTS

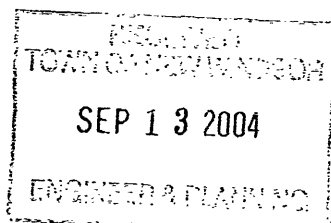
- A. Flood Hazard Area Development Permit Application Form.
- B. Certificate of Compliance ☒

PLEASE NOTE: IF PROPERTY IS NOT IN A FLOOD ZONE, PLEASE INDICATE THAT ON THIS FORM AND SIGN YOUR NAME. RETURN FORM WITH PLANNING BOARD APPLICATION.

IF PROPERTY IS LOCATED IN A FLOOD ZONE, PLEASE COMPLETE THE ATTACHED (LEGAL SIZE) PAPERS AND RETURN WITH PLANNING BOARD APPLICATION.

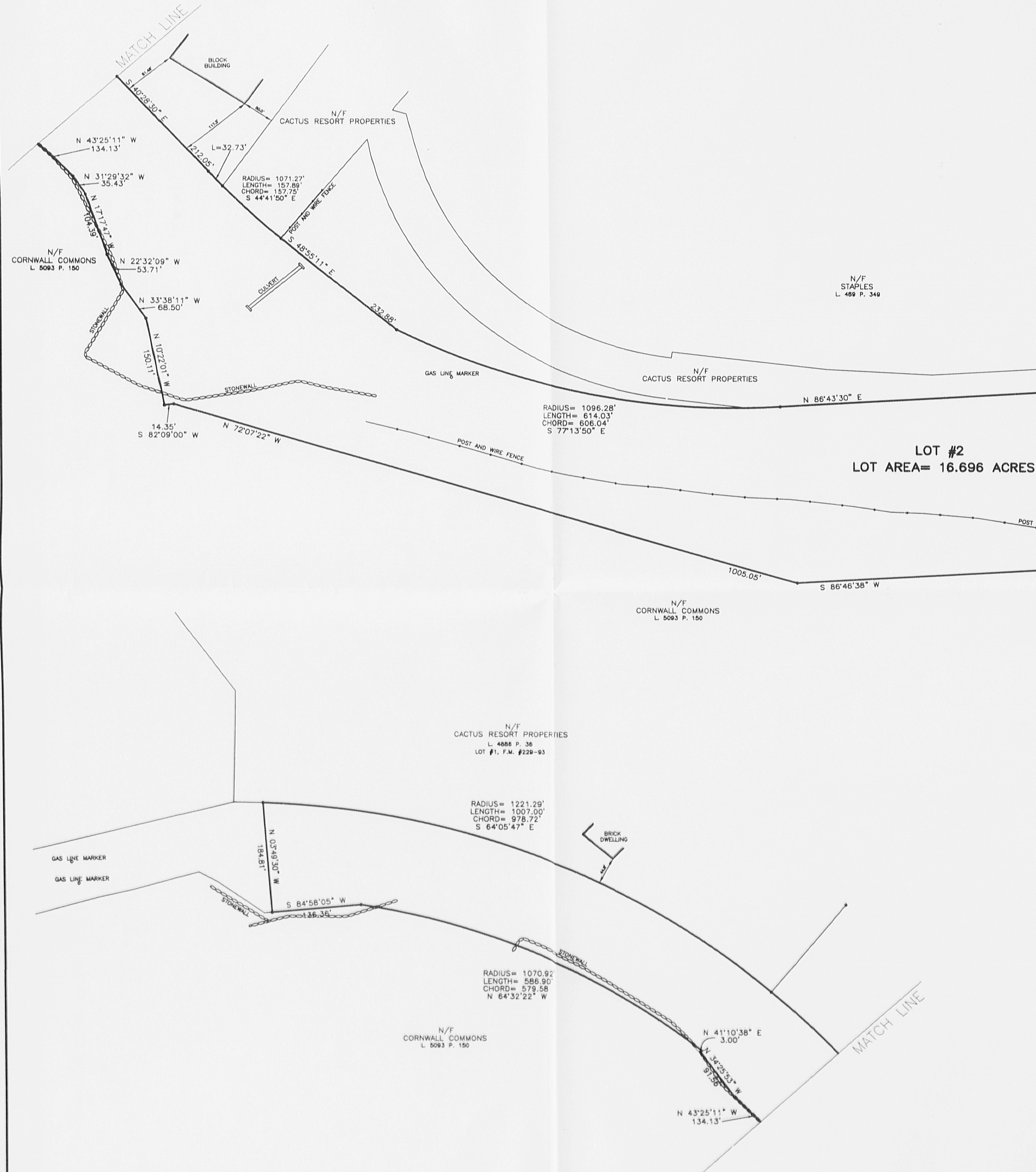
property not in a flood zone

*Steven
Munro*



04-25

N/F
SLUMBER SHOPS
L 4153 P. 31
LOT #2, F.M. #229-93

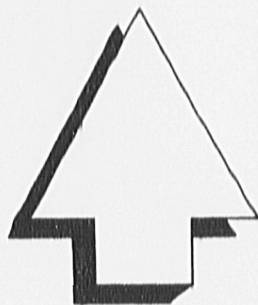


ZONE: R3 (SUBURBAN RESIDENTIAL)

	REQUIRED	SUPPLIED
MINIMUM LOT AREA	80,000 SQ.FT.	16,696 ACRES
MINIMUM LOT WIDTH	175 FT.	330 FT.
MINIMUM FRONT YARD	45 FT.	N/A
MINIMUM STREET FRONTAGE	70 FT.	324 FT.

NOTES:

1. TAX MAP DESIGNATION : TOWN OF NEW WINDSOR
SECTION 37 BLOCK 1 LOT 44.2
2. SEPTIC DESIGN SYSTEM FOR EACH LOT IS TO BE
DESIGNED BY A LICENSED PROFESSIONAL BEFORE
A BUILDING PERMIT CAN BE ISSUED.



VICINITY MAP:

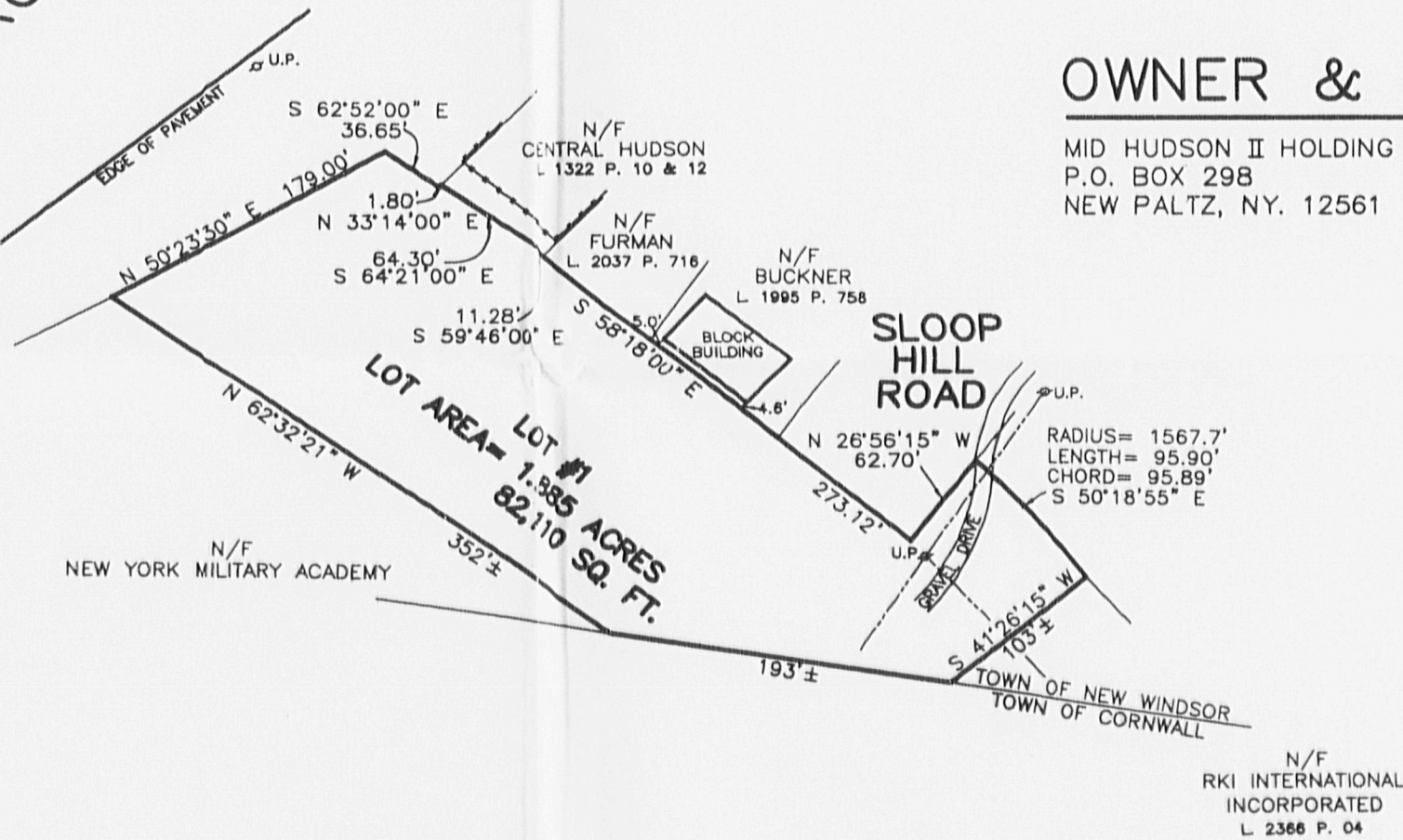


ZONE: NC (NEIGHBORHOOD COMMERCIAL)

	REQUIRED	SUPPLIED
MINIMUM LOT AREA	10,000 SQ.FT.	82,110 SQ.FT.
MINIMUM LOT WIDTH	100 FT.	470 FT.

OWNER & APPLICANT:

MID HUDSON II HOLDING CO. INC.
P.O. BOX 298
NEW PALTZ, NY. 12561

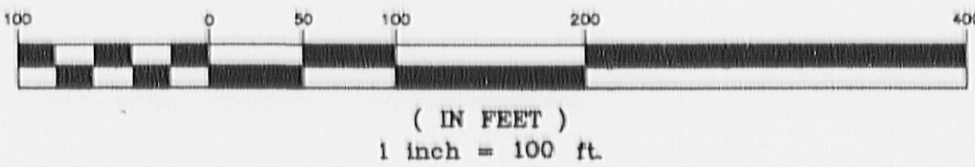


SUBDIVISION OF PROPERTY
FOR
MID HUDSON II HOLDING CO. INC.

TOWN OF NEW WINDSOR ORANGE COUNTY N.Y.
SCALE: 1"=100' TOTAL AREA= 18.581 ACRES

AUGUST 16, 2004

GRAPHIC SCALE



TOWN OF NEW WINDSOR
SEP 13 2004
ENGINEER & PLANNING

04-25
JAMES A. DILLIN, PLS
PROFESSIONAL LAND SURVEYOR
GOSHEN, NEW YORK
LIC. 49087